PLAN ID: MIDTOWN COTTAGE - Option 1 Single-Story

DESCRIPTION:

1 LEVEL 1 BED 1 BATH 512 SQ. FT.

APPLICABLE CODES:

RESIDENTIAL CODE: 2015 INTERNATIONAL RESIDENTIAL CODE



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- A0 GENERAL INFORMATION
- A1 FLOOR PLANS
- A2 EXTERIOR ELEVATIONS & BUILDING SECTIONS
- A3 WALL SECTIONS & TYPICAL DETAILS

 CODE RESEARCH



IDTOWN COTTAGE ption 1 Single-Story

> ЈОВ NO. **180012**

ISSUE DATE 8/25/20

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COVER

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Option #1:

Continuous sheathed method (CS-G) R603.10.4:

24" wide braced wall panel 8' plate = 27" wide braced wall panel 9' plate = 30" wide braced wall panel 33" wide braced wall panel 10' plate = 36" wide braced wall panel

WALL CONSTRUCTION

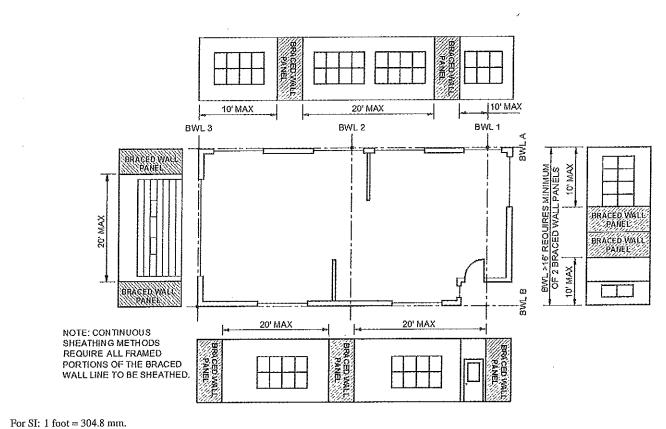


FIGURE R602.10.2.2

LOCATION OF BRACED WALL PANELS

Wall Bracing Simplified

<u> Option # 5</u>

Continuous Sheathed Portal Frame (CS-PF), R602.10.6.4

16" wide braced wall panel 9' plate = 18" wide braced wall panel

• 10' plate = 20" wide braced wall panel

• 11' plate= 22" wide braced wall panel • 12' plate = 24" wide braced wall panel

*Special straps required per Figure R602.10.6.4 *Braced wall panels within 10' of corners and every 20' on wall length EXTENT OF HEADER WITH DOUBLE PORTAL FRAMES (TWO BRACED WALL PANELS)-EXTENT OF HEADER WITH SINGLE PORTAL FRAME
ONE BRACED WALL PANEL) 2'-18' FINISHED WIDTH OF OPENING FOR SINGLE OR DOUBLE PORTAL BRACED WALL LINE

CONTINUOUSLY SHEATHED,
WITH WOOD STRUCTURAL
PANELS MIN. 3"x111/1" NET HEADER STEEL HEADER PROHIBITED IF 1/2" SPACER IS USED, PLACE ON BACK-SIDE OF HEADER - MIN, LENGTH OF PANEL PER TABLE R602.10.5 OVER CONCRETE OR MASONRY BLOCK FOUNDATION WOOD STRUCTURAL PANEL SHEATHING OVER APPROVED BAND OR RIM JOIST-OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION (WHERE PORTAL SHEATHING DOES NOT LAP OVER BAND OR RIM JOIST)

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

OVER RAISED WOOD FLOOR - OVERLAP OPTION

FRONT ELEVATION

FIGURE R602.10.6.4 METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

SECTION

WOOD STRUCTURAL PANEL SHEATHING OVER APPROVED BAND OR RIM JO

Wall Bracing Simplified

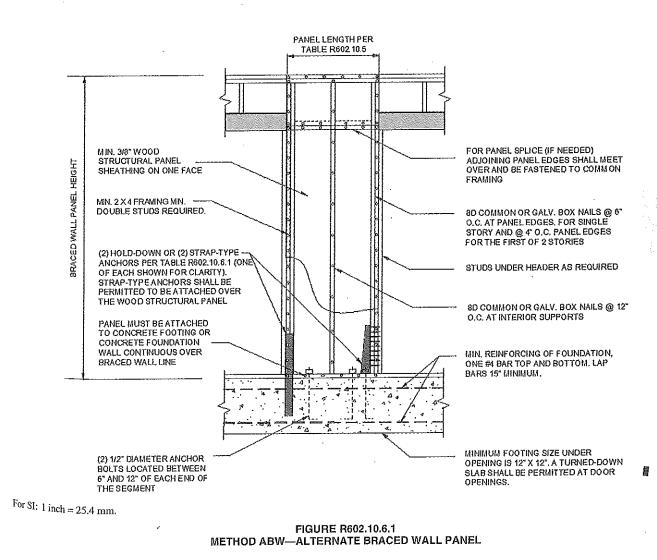
Option #2:

Alternate Braced Wall Panel (ABW) 602.10.6.1:

28" wide braced wall panel 8' plate = 32" wide braced wall panel

10' plate = 34" wide braced wall panel 12' plate = 42" wide braced wall panel

*Special straps required per Figure R602.10.6.1 *Braced wall panels within 10' of corners and every 20' on wall length



²⁰¹⁵ INTERNATIONAL RESIDENTIAL CODE®

Wall Bracing Simplified

Option #3:

Portal Frame with Hold-Downs (PFH), R602.10.6.2:

Supporting roof only:

•	8' plate =	16" wide braced wall panel
•	9' plate =	16" wide braced wall panel
•	10' plate =	16" wide braced wall panel
•	11' plate=	18" wide braced wall panel
•	12' plate =	20" wide braced wall panel

Two story:

0	8' plate =	24" wide braced wall panel
•	9' plate =	24" wide braced wall panel
•	10' plate =	24" wide braced wall panel
6	11' plate=	27" wide braced wall panel
•	12' plate =	29" wide braced wall panel

*Special straps required per Figure R602.10.6.2 *Braced wall panels within 10' of corners and every 20' on wall length

WALL CONSTRUCTION

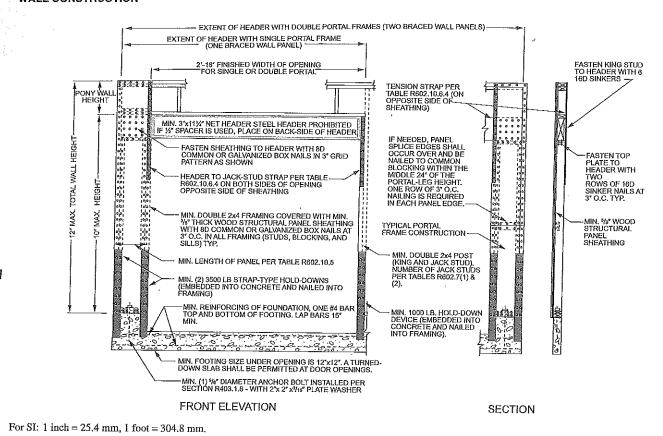


FIGURE R602.10.6.2 METHOD PFH---PORTAL FRAME WITH HOLD-DOWNS

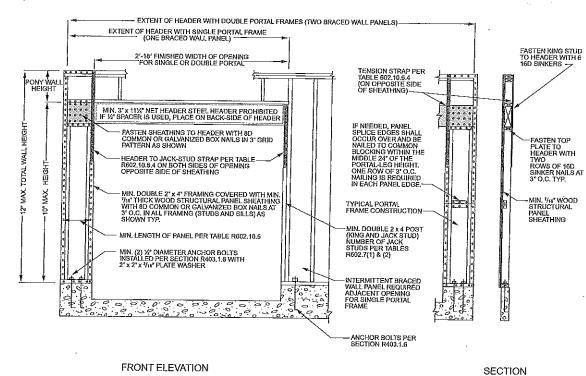
Wall Bracing Simplified

Option #4:

Portal Frame at Garage Opening (PFG), R602.10.6.3

8	8' plate =	24" wide braced wall panel
•	9' plate =	27" wide braced wall panel
•	10' plate =	30" wide braced wall panel
•	11' plate=	33" wide braced wall panel
•	12' plate =	36" wide braced wall panel

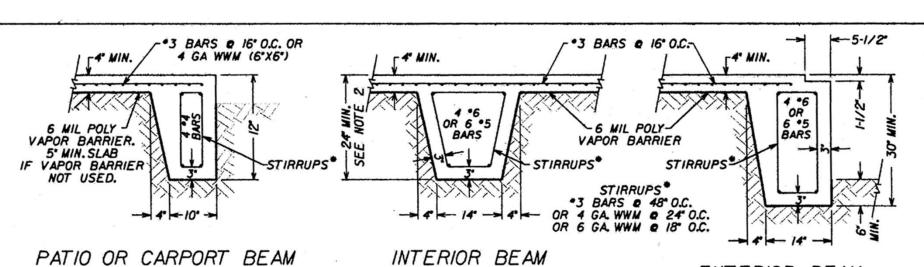
*Special straps required per Figure R602.10.6.3 *Braced wall panels within 10' of corners and every 20' on wall length



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.3 METHOD PFG-PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B AND C

2015 INTERNATIONAL RESIDENTIAL COD



PATIO OR CARPORT BEAM

GENERAL NOTES: I. Exterior beam shall extend a minimum of 6 inches into undisturbed soil or fill which is compacted to 95% Standard Proctor (ASTM D 698) within (±) 2% of optimum moisture content. All fill material shall have a

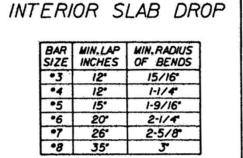
Plasticity Index (P.IJ between 5 and 18. 2. Interior beams that exceed 60 ft.in length must be a minimum of 30 inches deep. 3. Maximum beam spacing shall be 15 feet and shall be confinuous over the length or width of the foundation. 4. Steel to be set to clear bare earth minimum 3 Inches, wood or steel forms by I-I/2 Inches.

5. Minimum concrete specified compression strength shall be 3000 psi e 28 days. 6. Masonry fireplace footings shall be a minimum of 30 Inches deep with 2 mats of *5's @ 12 Inches on center both ways.

7. These minimum standards shall apply to all foundations. Exceptions:

A. Foundations for temporary buildings and permanent buildings not exceeding one story in height and 400 square feet in area. B. Foundations designed by an Architect registered in the State of Texas or a civil/structural Engineer

registered in the State of Texas and approved for use by the Building Official. 8. All foundations designed by an Architect or Engineer shall be installed as designed. Revisions and exceptions must be submitted in writing by the Architect or Engineer and approved by the Building Official. 9. Reinforcing steel shall be grade 60 (grade 40 allowed for stirrups only). All deformations shall meet ASTM A615.



EXTERIOR BEAM

MINIMUM FOUNDATION STANDARDS

REV. C ~ OCTOBER 31, 2001 ~ SHEET 1 OF 1

BUILDING SERVICES DIVISION



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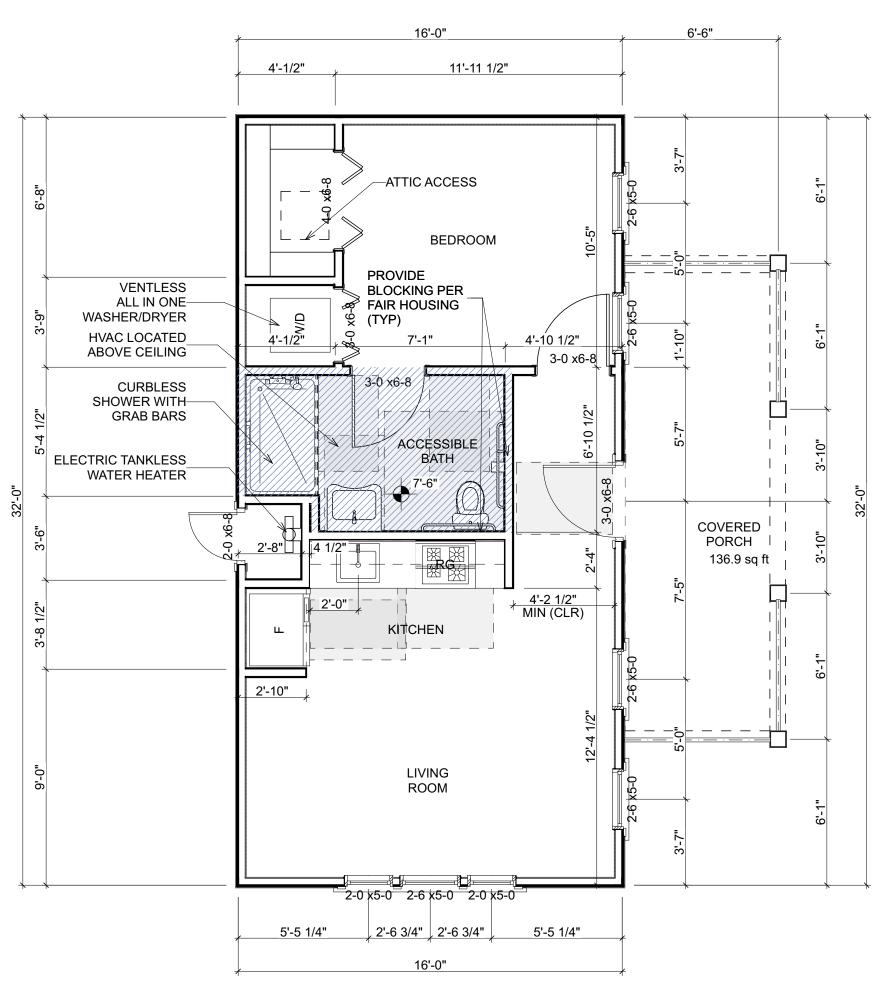
SHEET

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GENERAL INFORMATION

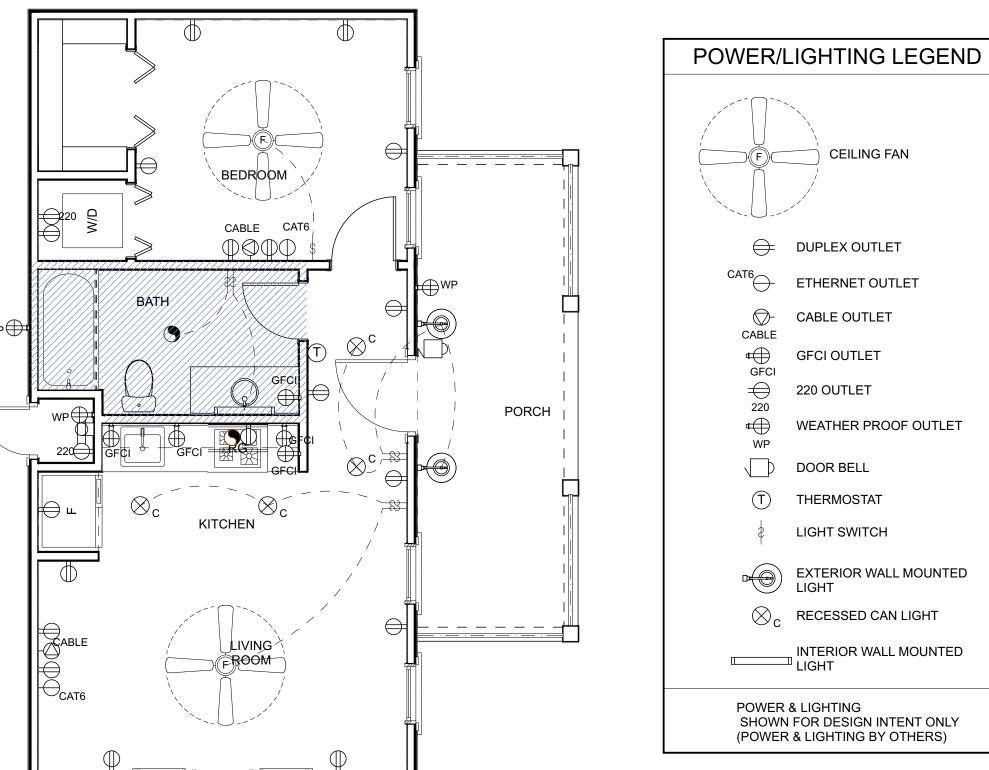
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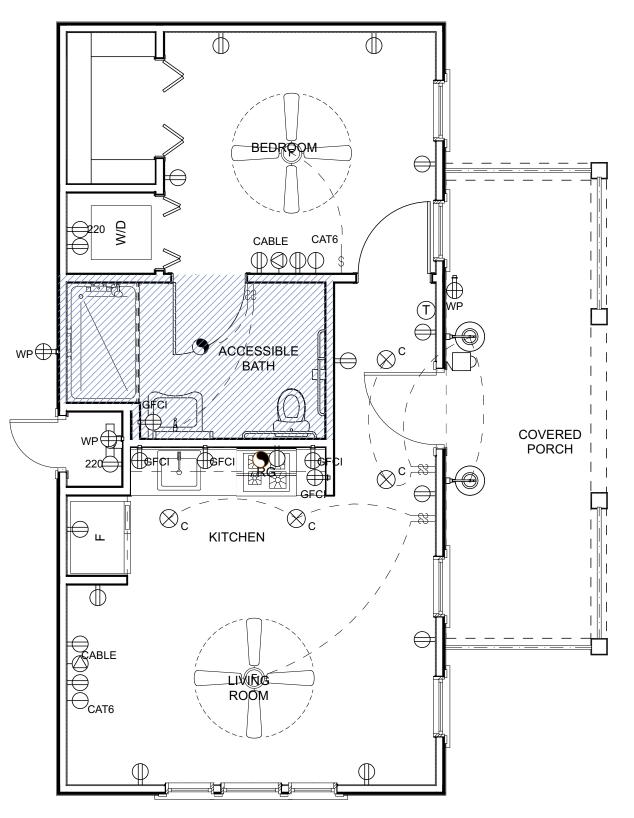




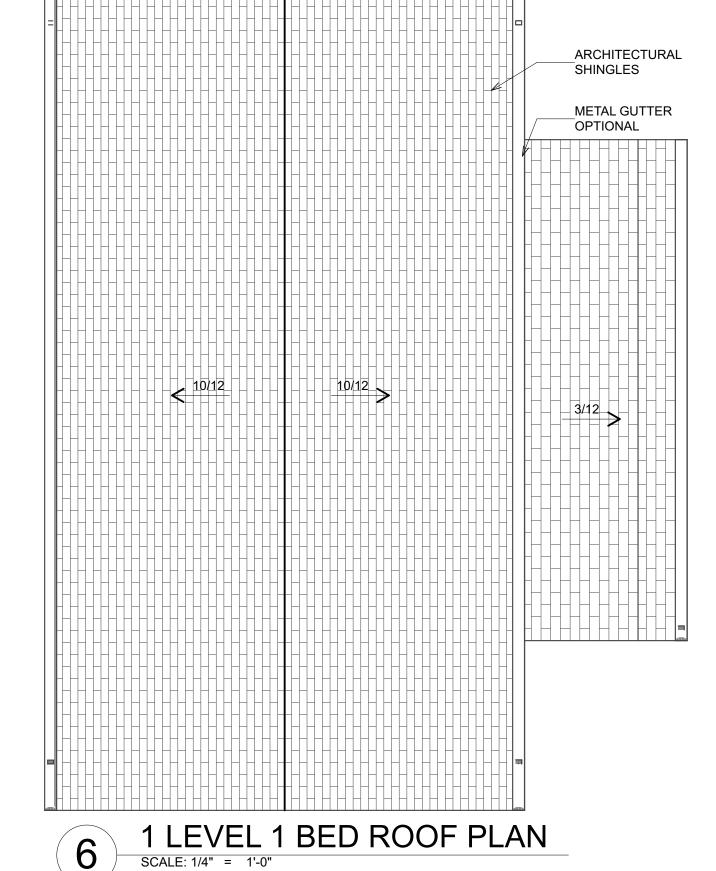
2 1 LEVEL 1 BED ACCESSIBLE FLOOR PLAN

SCALE: 1/4" = 1'-0"









FLOOR PLAN LEGEND

SHADED WALLS INDICATE FIRE RATED WALL CONSTRUCTION TO SEPARATE UNITS. SEE WALL TAG ON FLOOR PLAN FOR NUMBER OF HOURS WALL IS REQUIRED TO BE RATED FOR. SEE SHEET A0 FOR DETAILS ON RATED ASSEMBLY.



SHADED FLOOR AREA INDICATES 2
HOUR FIRE RATED FLOOR
CONSTRUCTION TO SEPARATE
UNITS. SEE SHEET A0 FOR DETAILS
ON RATED ASSEMBLY.



SHADED FLOOR AREA INDICATES AREAS WITH EITHER A DROPPED CEILING OR A SOFFIT FRAMED AT 7'-6" ABOVE FINISH FLOOR TO ACCOMMODATE AN ABOVE CEILING H.V.A.C. UNIT & DUCTWORK TO SERVE ADJACENT ROOMS.

GENERAL NOTES

- LOCATE AND MARK ALL UTLITY, SERVICE AND SYSTEMS LOCATIONS PRIOR TO COMMENCEMENT OF WORK. FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITY COMPONENTS.
- DIMENSIONS ARE SHOWN TO BE FACE OF NOMINAL STUDS, MASONRY VENEER AND TO THE CENTERLINES OF DOORS, WINDOWS AND COLUMNS. (UNLESS NOTED OTHERWISE)
- PROVIDE WOOD BLOCKING IN WALLS AS REQUIRED TO INSTALL CABINETS, HANDRAILS, TOILET ACCESSORIES, ADA ACCESSIBLE ACCESSORIES PER FAIR HOUSING REQUIREMENTS, ETC.
- FINISH MATERIALS ARE TO BE INSTALLED BEHIND AND BENEATH APPLIANCES, KNEE SPACES, MOVE-ABLE EQUIPMENT, ETC...
- 5 COORDINATE EQUIPMENT ROUGH OPENING SIZES AND LOCATIONS WITH THE RESPECTIVE EQUIPMENT.
- 6 INSTALL INTERIOR DOORS SUCH THAT THERE IS A 4" CLEAR ON THE HINGE SIDE OF THE DOOR TO ADJACENT FINISHED WALL SURFACE (UNLESS NOTED OTHERWISE).
- 7 NOTE: BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TEXAS ACCESSIBILITY STANDARDS AND ICC/ANSI A 117.1. GROUND FLOOR DWELLING UNITS TO COMPLY WITH FAIR HOUSING (FH) REQUIREMENTS, NOTE THAT FH REQUIREMENTS VARY DEPENDING ON THE NUMBERS OF UNITS PER SITE WITH MULTIPLE BUILDINGS
- 8 FOUNDATION PLAN AND DETAILS (PLANS TO SHOW COMPLIANCE WITH CITY OF BRYAN MINIMUM FOUNDATION STANDARDS OR AN APPROVED ENGINEERED DESIGN PRIOR TO CONSTRUCTION) SEE SHEET A0.1
- 9 EXTERNAL HVAC UNITS WILL BE INSTALLED ON THE REAR OR SIDES OF RESIDENCE ONLY.
 UNITS ARE TO BE PLACED OUT OF CRITICAL PATHS.
- 10 EXTERNAL ELECTRICAL PANEL LOCATIONS SHALL BE LOCATED ON THE REAR OR SIDES OF RESIDENCE ONLY.
- 11 SEE THE "CITY OF BRYAN RESIDENTIAL BUILDING PERMIT APPLICATION REQUIREMENTS" FOR LIST OF DETAILS REQUIRED TO FINISH THIS SET OF DRAWINGS.

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MIDTOWN COTTAGE
Option 1 Single-Story

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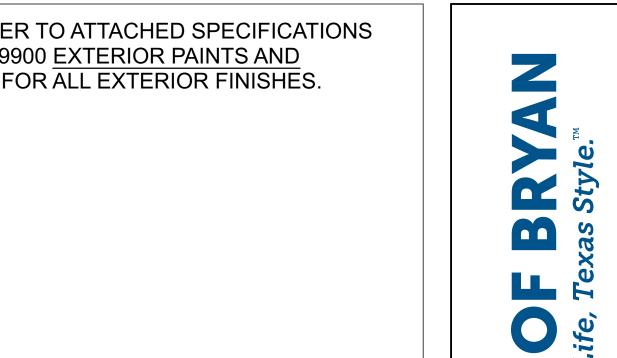
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FLOOR PLANS

SHEET

A1







TAGE Single MIDTOWN CO Option

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SHEET CONTENTS **EXTERIOR ELEVATIONS**, BUILDING SECTIONS

> SHEET **A2**

FIBER-CEMENT FASCIA-FIBER-CEMENT SIDING -RAKE TRIM-PAINT 24 GAGE BONDERIZED PAINTGRIP STEEL -SOLDER SEAM DOWNSPOUTS AND GUTTERSOPTIONAL TRIM-PAINT-DOWNSPOUTS AND -1X10 FASCIA **GUTTERS OPTIONAL** TREATED WOOD RAILING-PAINT OR— STAIN RIGHT ELEVATION - 1 LEVEL

LEFT ELEVATION - 1 LEVEL

ARCHITECTURAL SHINGLES-

1X10 FIBER-CEMENT FASCIA-

FIBER-CEMENT WINDOW CASING

SOLDER SEAM-

TRIM-PAINT-

-SEE TYP. WINDOW-

CASING DETAILS SHEET A3

-RAKE TRIM-PAINT

FIBER-CEMENT SIDING

FIBER-CEMENT FASCIA

24 GAGE BONDERIZED

PAINTGRIP STEEL

_DOWNSPOUTS AND GUTTERS OPTIONAL

TREATED WOOD -RAILING - PAINT

OR STAIN

